045.0	0007	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	934,400	/	934,400
USE VALUE:	934,400	/	934,400
ASSESSED:	934,400	/	934,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136	-138	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	41 DUDLEY STREET LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHURCHILL PL
Street 2:	C/O CHARLES PIGOTT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIGOTT CHARLES A/ETAL -
Owner 2:	PIGOTT JANE F -
Street 1:	15 WINDERMERE PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,522 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2898 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4522.000	485,200	4,700	444,500	934,400
Total Card	0.104	485,200	4,700	444,500	934,400
Total Parcel	0.104	485,200	4,700	444,500	934,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.43 | /Parcel: 322.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	32075
GIS Ref	
GIS Ref	
Insp Date	04/13/09

!3851!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,300	4700	4,522.	444,500	934,500	934,500	Year End Roll	12/18/2019
2019	104	FV	373,100	4700	4,522.	472,300	850,100	850,100	Year End Roll	1/3/2019
2018	104	FV	373,100	4700	4,522.	344,500	722,300	722,300	Year End Roll	12/20/2017
2017	104	FV	349,900	4700	4,522.	300,100	654,700	654,700	Year End Roll	1/3/2017
2016	104	FV	349,900	4700	4,522.	255,600	610,200	610,200	Year End	1/4/2016
2015	104	FV	311,700	4700	4,522.	250,000	566,400	566,400	Year End Roll	12/11/2014
2014	104	FV	311,700	4700	4,522.	205,600	522,000	522,000	Year End Roll	12/16/2013
2013	104	FV	324,300	4700	4,522.	195,600	524,600	524,600		12/13/2012

PRINT

Date	Time
12/10/20	18:59:36

LAST REV

Date	Time
07/05/19	09:10:18
mmcmakin	
3851	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT CHARLES	61210-375		2/15/2013	Convenience	10	No	No		
PIGOTT WILLIAM	28048-439		1/6/1998		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	32075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2009	Measured	197	PATRIOT
3/28/2000	Inspected	264	PATRIOT
3/6/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4522		Sq. Ft.	Site		0	80.	1.23	1									444,527						444,500	

Total AC/HA: 0.10381 | Total SF/SM: 4522 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 444,527 | Spl Credit | Total: 444,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05760872
Const Adj.:	0.98990101
Adj $ / SQ:	177.978
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703250
Depreciation:	218008
Depreciated Total:	485243

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	4	
Totals			
2	12	6	

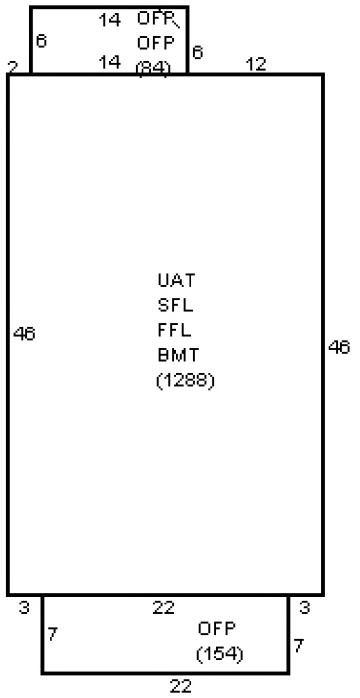
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.98
Special Features:	0	Val/Su Net:	107.63
Final Total:	485200	Val/Su SzAd	188.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	53.390	68,771
FFL	First Floor	1,288	177.980	229,235
SFL	Second Floor	1,288	177.980	229,235
OFP	Open Porch	322	21.410	6,893
UAT	Upper Attic	322	124.580	40,116

Net Sketched Area:	4,508			Total:	574,250
Size Ad	2576	Gross Are	5474	FinArea	2898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700